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41 Foxcroft Drive, Wimborne, Dorset, BH21 2JY
Guide Price £450,000

**** ALMOST 1,100 SQUARE FEET OF LIVING ACCOMMODATION ** BEAUTIFULLY PRESENTED BUNGALOW ** FULLY LANDSCAPED GARDEN **** Link Homes Estate Agents are delighted to offer for sale this well-presented three bedroom semi-detached bungalow in the much-desired and residential area of Colehill. Benefitting from an array of fine features including three good-sized bedrooms with bedroom one offering built-in wardrobes, a stylish open-plan kitchen/dining room with integrated appliances, a separate living room with a feature fireplace and direct access onto the fully-landscaped private rear garden with a bar and sunny disposition, a modern three-piece family bathroom suite, ample storage throughout and a tarmacked driveway with parking for multiple vehicles. This is a must-view to appreciate the accommodation and position on offer!

Colehill is a delightful village neighbouring the historic town of Wimborne Minster. You are surrounded by woodland and greenery giving that rural feeling which is perfect for long walks and you still benefit from being within close proximity to the local amenities. The desirable Wimborne Square is close by offering a range of attractions such as pubs, cafes, bars, restaurants, shops, Doctors surgery, Waitrose and various other useful amenities. Other attractions include The Wimborne Model Village, The Minster Church, The Wimborne Market, The Tivoli Theatre, Dreamboats and many more. Local schools and nurseries include Colehill Nursery, Hayeswood First School, Colehill First School and St Michael's Middle School. There is easy access to the A31 making for a convenient commute to London taking approximately just two hours.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.





Ground Floor

Entrance Porch

Coved and smooth set ceiling, downlights, UPVC double glazed windows to the front aspect with bespoke blinds, composite door to the front aspect, electric radiator, power points and laminate flooring.

Entrance Hallway

Coved and smooth set ceiling, ceiling lights, loft hatch (partially boarded), smoke alarm, radiators, double fitted storage cupboard, thermostat for the underfloor heating in the bathroom, additional double storage cupboard, base fitted storage cupboards housing the consumer unit, power points, wall light and laminate flooring.

Open Plan Kitchen/Diner

Coved and smooth set ceiling, downlights, UPVC double glazed windows to the rear aspect, wall and base fitted units, integrated longline fridge, integrated longline freezer, two integrated ovens, built-in 'Bosch' coffee machine, composite sink with drainer, integrated 'Bosch' dishwasher, integrated washing machine, five point 'Bosch' induction hob with overhead 'Bosch' stainless steel extractor fan, wine rack, wooden and tiled splash back, longline radiator, power points and part tiled and part vinyl flooring.

Living Room

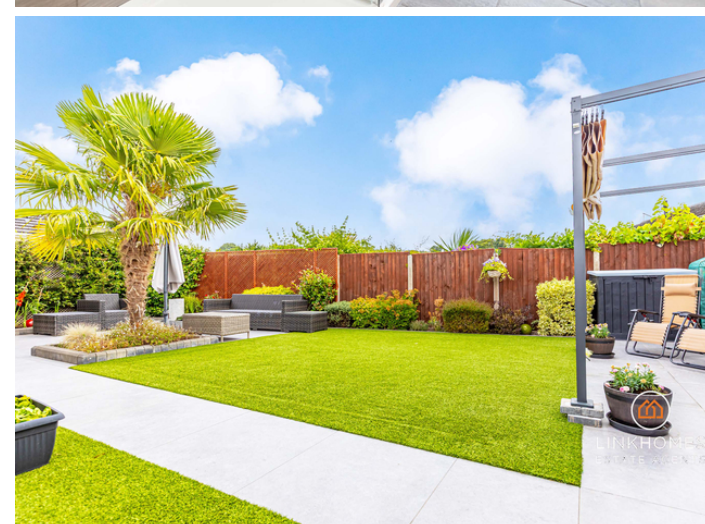
Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the rear aspect, UPVC double glazed French doors to the rear aspect opening onto the garden, two longline radiators, feature tiled wall, feature fireplace, integrated coconut matt and vinyl flooring.

Bedroom One

Coved and smooth set ceiling, ceiling light, UPVC double glazed windows to the front aspect, radiator, two double fitted wardrobes, power points and carpeted flooring.

Bedroom Two

Smooth set ceiling, downlights, UPVC double glazed window to the front aspect, radiator, power points, triple fitted wardrobes with mirrored front and the boiler and water cylinder enclosed and carpeted flooring.



Bedroom Three

Coved and smooth set ceiling, ceiling light, UPVC double glazed window to the front aspect, radiator, power points and carpeted flooring.

Bathroom

Coved and smooth set ceiling, downlights, extractor fan, UPVC double glazed frosted window to the rear aspect, double walk-in waterfall shower with extra shower head and recess shelving, wall mounted sink with under storage, wall mounted mirror, toilet, underfloor heating, wall mounted storage, tiled walls, radiator and tiled flooring.

Outside

Garden

Fully landscaped, laid to artificial lawn with a patio area, palm tree, surrounding wooden fences, side gated access, surrounding shrubbery & hedges, shingle boarder, external power points, outside light, a shed and an outside tap.

Outbuilding

Power and lighting.

Driveway

Tarmacked driveway with parking for multiple vehicles, surrounding wooden fences, artificial lawn, outside light and side gated access.

Agents Notes

Useful Information

Tenure: Freehold
EPC Rating:
Council Tax Band: C - Approximately £2,263.18 per annum.

Stamp Duty

First Time Buyer: £7,500
Moving Home: £12,500
Additional Property: £35,000